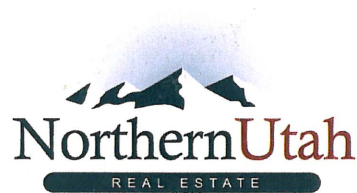


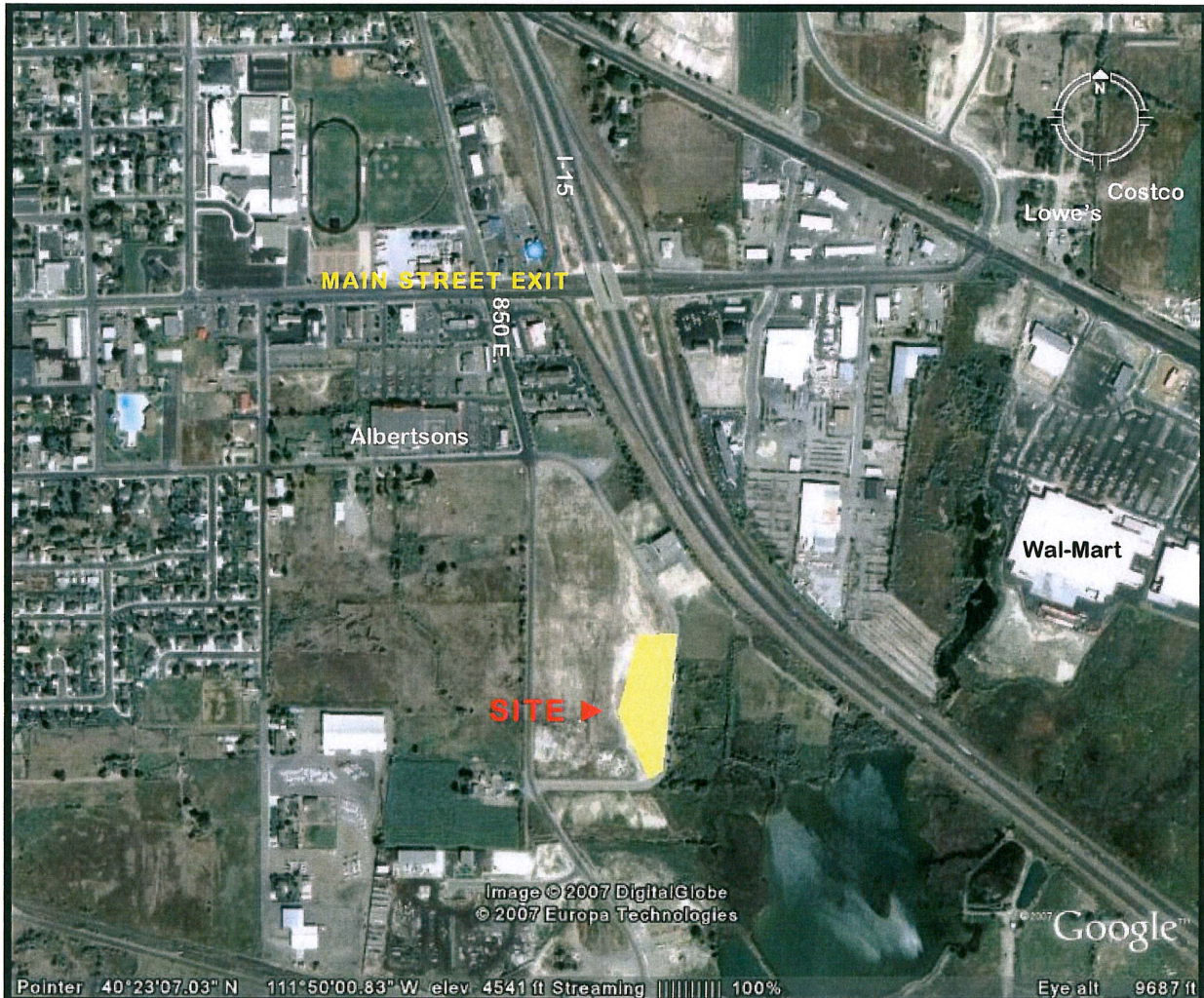
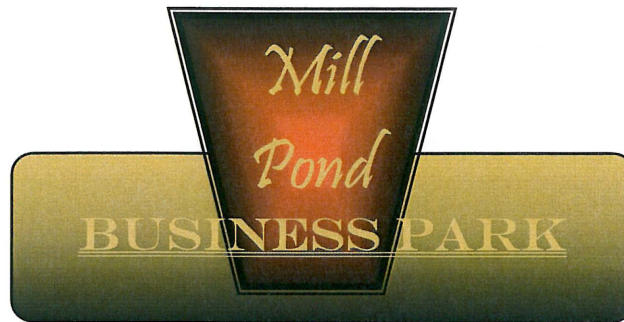
*The Mill Pond Business Park project will be similar in both design and landscape to our project in Bluffdale located at 14587 South 790 West (above).*



**Lynn Rindlisbacher** – Broker/Owner **801.628.9015**  
**Sherlyn Eyre** – Associate Broker **801.712.9611**



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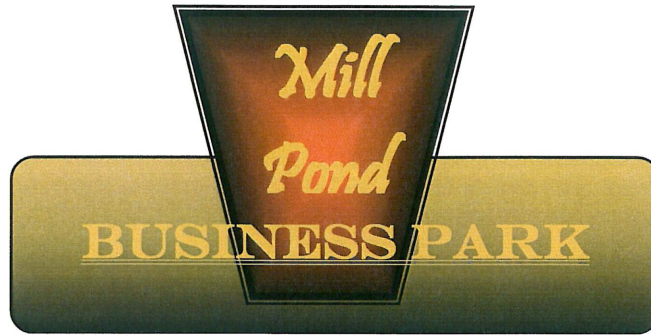


1000 East Mill Pond Road ♦ Lehi, UT 84043



**3.29 Acres Showroom/Office/Warehouse Property  
Available for Purchase or Lease  
Fall 2008**





## Project Overview

*The Mill Pond Business Park Condominium project is located at 1000 East Mill Pond Road in Lehi, Utah. The property consists of 3.29 acres and is zoned for commercial office/warehouse.*

*Our company purchased this ground with the intent of constructing a 32,580 square foot commercial office/warehouse building which will include six individual units of 5,430 square feet each. There may be smaller units and single offices available.*

***Construction of the building has begun.*** *Leasing of showroom, offices and/or warehouse will be available early 2009. We are currently accepting Letters of Intent for the purchase or leasing of the units.*

*Six units with a footprint of 5,430 square feet each are planned. The units can be purchased as a shell only or we can complete a buildout for you per your specifications.*

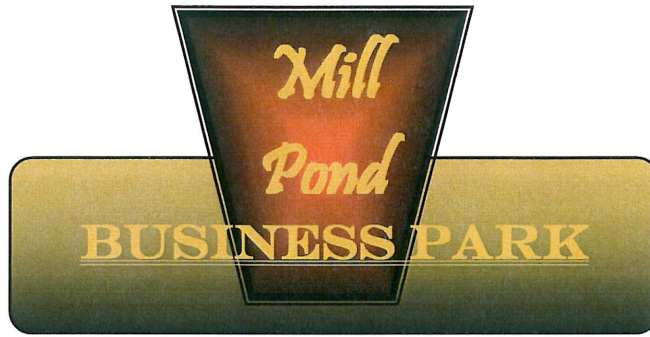
*The perimeter of the site will be nicely landscaped similar to our Bluffdale complex. Maintenance fees of parking and common areas will be shared between all owners/tenants.*

*The site plan consists of approximately 150 parking stalls, which exceeds city requirements.*

*For additional information on this project, contact us at one of the numbers listed below:*



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## Leasing

*The Mill Pond Business Park Condominium commercial office/warehouse project is expected to be completed in Fall 2008. We are currently accepting Letters of Intent from interested parties.*

*Six individual units with a footprint of 5,430 square feet each will be available for lease. If you do not require this much space, we will also be leasing individual offices or warehouse only.*

*Tenants are responsible for the cost and maintenance of their own utilities, internet, telephone lines and service. As landlords, we will make available the option for each tenant to use the services of internet and phone providers which we have contracted with and can pass along the discounted pricing. Tenants are not required to use this service and can obtain these services from a provider of their choosing at their own expense.*

***The lease pricing is as follows:***

***Warehouse*** will be ***\$0.65 per square foot\****

***Office and/or Showroom*** ***\$1.05 to \$1.25 per square foot\*\****

*CAM fees will be an additional .13 per square foot.*

*\* Price is dependent on strength of tenant and length of lease.*

*\*\*Determined by finishes in tenant buildout.*

*For additional information on the leasing of a unit within this project, please contact us.*



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